



**CITY OF KINGSTON PLANNING BOARD  
MEETING AGENDA  
March 14, 2016  
Common Council Chambers – 6:00 PM**

**BOARD MEMBERS:** Wayne D. Platte, Jr., Chairman; John Dwyer Jr, Vice-Chairman, Robert Jacobsen, MaryJo Wiltshire, and Charles Polacco.

**ALTERNATES:** Jonathan Korn, Jamie Mills and William Tubby.

**OTHERS:** Suzanne Cahill, Planning Director, Kyla Haber, Assistant Planner, Ald. Lynn Eckert, Common Council Liaison.

**GENERAL NOTES:**

1. Pledge of Allegiance
2. Introduction of all Board Members and Staff Present
3. Identify exits, bathrooms, no elevator in case of emergency
4. Silence cell phones, conversations should be taken out of room
5. Respect speakers

**REGULAR BUSINESS:**

**Item #1:** Open Public Speaking (6:00P.M. – 6:15 P.M.)

**Item #2:** Adoption of the February 8, 2016 Planning Board minutes.

**PUBLIC HEARINGS:**

**Item #3:** #101 Greenkill Avenue SPECIAL PERMIT to operate a massage and float therapy business. SBL 56.109-2-41. SEQR Determination. Zone O-2. Ward 4. Olga Schoonmaker/applicant; Greenkill Management Corp./Owner.

**Item #4:** #134 Downs Street SPECIAL PERMIT to operate a 4 bedroom rooming house. SBL 48.334-2-1. SEQR Determination. Zone R-2. Ward 2. But What LLC/Tammy & Erin Kucharik; applicant/owner.

**NEW BUSINESS:**

**Item #5:** #488 Albany Avenue SITE PLAN to establish a retail store. SBL 48.74-1-40. SEQR Determination. Zone C-3. Ward 6. Nikolaos & Elizabeth Lentzos; applicant/owner.

**Item #6:**      #50 Rondout Landing SITE PLAN to construct a new ADA entrance ramp and staircase. SBL 56.43-1.200. SEQR Determination. Zone RF-R, HAC Consistency, Rondout Design Standards. Ward 9. Hudson River Maritime Museum; applicant/owner.

**DISCUSSION:**

**Item #7:**      #200 North Street DISCUSSION on proposed special permit to operate multi-use market. SBL 48.84-1-4. SEQR Determination. Zone RF-H, Heritage Area and Coastal Zone. Ward 9. Jonathan Butler/applicant; North Street Brick Works LLC/owner.

**Item #8:**      #199 R Hurley Avenue & #203 & 205 Hurley Avenue& 493-495 Washington Avenue SITE PLAN update on proposed 60 unit senior housing complex. SBL 48.70-1-7.200 & 48.70-1-15.100 & 48.70-1-15.200. Zone C-1/O-2. Hudson Valley Housing Development Fund Company, Inc./applicant; Hudson Valley Housing Development Fund Company, Inc./ Ulster Savings Bank/owner.

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